

LOT LOCUS:
SCALE: 1"=200'

TAX MAP REFERENCES:
ASSESSORS TAX MAP ID: 455-02541-021
DS: 44879, PG. 0022

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
PLAN BOOK 0282, PAGE 0026

ZONING SUMMARY CHART - PARCEL #1

ZONING DISTRICT: VILLAGE GATEWAY
OVERLAY DISTRICT: GROUNDWATER PROTECTION

	REQUIRED	PROVIDED	PROPOSED
Min. Lot Size	N/A	3.75± AC	3.75± AC
Min. Frontage	N/A	375.71'	375.71'
Min. Front Yard Setback	50'	50'	50'
Min. Side Yard Setback	30'	198.9'	140'
Min. Lot Width	N/A	375.71'	375.71'
Max. Building Height	35' (1)	TBD	1 STRY
Max. Building Coverage	N/A	3.79%	3.79%
Max. Impervious	N/A (2)	15.42%	15.42%

ZONING SUMMARY CHART - PARCEL #2

ZONING DISTRICT: VILLAGE GATEWAY
OVERLAY DISTRICT: GROUNDWATER PROTECTION

	REQUIRED	PROVIDED	PROPOSED
Min. Lot Size	N/A	3.75± AC	3.75± AC
Min. Frontage	N/A	375.71'	375.71'
Min. Front Yard Setback	50'	50'	50'
Min. Side Yard Setback	30'	198.9'	140'
Min. Lot Width	N/A	375.71'	375.71'
Max. Building Height	35' (1)	VARIABLE	VARIABLE
Max. Building Coverage	N/A	13.06%	13.06%
Max. Impervious	N/A (2)	56.69%	56.69%

ZONING SUMMARY NOTES:

- HOTEL, RESTAURANT LESS THAN 7,500 SF AND BANK LESS THAN 7,500 SF ALLOWED BY RIGHT SP PERMIT REQUIRED FOR DRIVE THRU BANK & HOTEL GREATER THAN 35 FT IN HEIGHT.
- IN THE GROUNDWATER PROTECTION DISTRICT, ANY USE THAT WILL RENDER IMPERVIOUS MORE THAN 15-PERCENT MUST PROVIDE A GROUNDWATER RECHARGE SYSTEM. SUCH A SYSTEM MUST BE PRECEDED BY OIL, GREASE, AND SEDIMENT TRAPS TO FACILITATE THE REMOVAL OF CONTAMINATION.

SETBACK VARIANCE FOR PARKING TO WITHIN 23 FEET OF THE ROUTE 20 ROW GRANTED ON OCTOBER 15, 2014 BY THE TOWN OF STURBRIDGE ZONING BOARD OF APPEALS.

I HERBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE STURBRIDGE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

STURBRIDGE TOWN CLERK _____ DATE _____

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PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NY LIC. NO. 28845
MA LIC. NO. 40595 NH LIC. NO. 60022
NH LIC. NO. 9368 RI LIC. NO. 6694

BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 37731
CT LIC. NO. 16970

ANR - PLAN OF LAND

DRAWING TITLE: ANR - PLAN OF LAND

PROJECT: **SITE PLAN REVIEW**
PARCEL ID: 455-02541-021
21 NEW BOSTON ROAD
TOWN OF STURBRIDGE
WORCESTER COUNTY, MA

CLIENT: **OWNER OF RECORD:**
OM SHRI AMBIKA, LLC
JAYESH PATEL
208 MAIN STREET
STURBRIDGE, MA 01518

CERTIFICATE OF AUTHORIZATION:
24GA28068900 / 23MH00002800

DRAWN BY: SJP CHECKED BY: S.P.
SCALE: 1" = 40' PROJECT NO: 22M-101
DATE: 02-24-22 REVISION NO: 0

DATE: _____ P.L.S. #37731

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.

ANR 1.0

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LEGEND

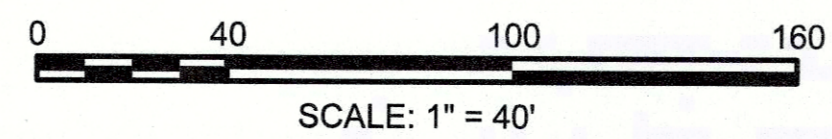
CB	CATCH BASIN	○	IRON PIPE
UP	UTILITY POLE	●	DRILL HOLE
IR	REBAR	●	REBAR SET
DH	DRILL HOLE	○	BOUND SYMBOL
IP	IRON PIPE	○	UTILITY POLE
FND	FOUND	○	STONE WALL
BND	BOUND	○	WELL
AP:	ASSESSORS PARCEL	○	BENCHMARK
HYD.	HYDRANT	○	HYDRANT
GUY	GUY WIRE	x	GUY WIRE

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE PROPERTY OWNED BY OM SHRI AMBIKA, LLC LOCATED AT 21 NEW BOSTON ROAD INTO TWO (2) LOTS.
- BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
- THE PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0927E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

GENERAL NOTES (CONT):

- NEW BOSTON ROAD IS A SCENIC ROAD.
- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. AND PLANS FROM RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC.
- THE SITE IS LOCATED IN DEP APPROVED ZONE II WPA AREA IMMEDIATELY ADJACENT TO CEDAR POND IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AREA.
- EASEMENT DEED IN FAVOR OF STANDARD OIL COMPANY OF NEW YORK, BK. 2540, PG. 230.
- EASEMENT DEED IN FAVOR OF USA FLOOD EASEMENT, BK. 4200, PG. 0118.
- EASEMENT DEED IN FAVOR OF MASS. ELECTRIC COMPANY, BK. 55924, PG. 115.



PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L. CHAPTER 41 SECTION 81P

DATE: _____

"NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED"